

**Lima Historic Preservation Commission  
Year End Summary 2025**

**December 31, 2025**

To: Supervisor Mike Falk and Lima Town Board Members  
Mayor John Skiptunas and Lima Village Board Members  
Charles Floesser, Lima Code Enforcement Officer

From: Lima Historic Preservation Commission  
Frances Gotcsik  
Robin Hargrave, R.A.  
Don Brown

We thank the Lima Town and Village Boards for their ongoing support of Lima's Historic Preservation Commission (HPC) and appreciate the opportunity to be of service to a community whose historic resources make such a valuable contribution to its unique identity and sense of place.

**REVIEW PROCESS**

Lima's Code Enforcement Officer emailed three referrals to the HPC in 2025. The HPC conducted its review of each referral by Zoom, email, and or phone. As a basis for its recommendations, the HPC used:

- *Lima, NY Façade Renovation Guidelines, 2010*
- *Lima Village Zoning Code*
  - ARTICLE V: DB-Downtown Business District, 185 - 31  
A. Design Principles and B. Building Design Standards
  - ARTICLE XI: Historic Preservation Overlay District
- *Lima Community Vision Plan (2015-2016)*
- *Livingston County Design Guidelines, 2020*

All HPC recommendations were transmitted by email to the Code Enforcement Officer.

**RECOMMENDATIONS**

**Application Submissions**

The Lima Village Code § 185-53 and Town Code § 250-63 Procedures for referral to Historic Preservation Commission. state “Any application for a building permit, variance, special permit, or site plan review within the Historic Preservation Overlay District shall be referred to the Historic Preservation Commission for an advisory opinion if the proposed development or redevelopment consists of new construction, structural alterations or facade alterations.”

Therefore, all building and/or sign permit applications received by the Code Enforcement Officer (CEO) must be reviewed to determine whether an Historical Preservation Commission Review Application is required.

Once the CEO determines that an Historical Preservation Commission Review Application is required, before it is sent to the HPC the CEO should:

1. Determine whether the proposal meets the requirement of the village or town code
2. Ensure that the Review Application is complete
  - a. All boxes and lines of the Review Application form are completely filled out
  - b. Additional information and materials requested by the Review Application form are included
  - c. The Review Application form is signed by the applicant

Insufficient information, questions of code compliance, and unsigned applications substantially delay the review process and cause undue applicant concern.

### **HPC recommendations**

The HPC invests considerable time in reviewing the potential impact of a project on Village and Town historic properties and/or districts. However, as the HPC's role is only advisory to the CEO, the Planning Board, or the Zoning Board of Appeals, its recommendations are often ignored or discounted and thus the town and village HPC legislation has not always resulted in what was expected or intended when it was created.

**The HPC recommends fuller communication between these regulatory bodies and the HPC and greater appreciation and respect for the role that the existing code expects the HPC to play in mitigating negative, permanent impacts to our community's character and its valuable, irreplaceable historic resources.**

### **SUMMARY OF REPORTS**

The HPC's full reports and recommendations for each property should be on file in the office of the Code Enforcement Officer. What follows is a summary of the HPC's work for 2025.

#### **1850 Rochester Street**

The Lima Historical Society requested approval of a new exterior free-standing sign located on the lawn in front of the Tennie Burton Museum. The property is listed on the National Register of Historic Places and is a contributing member of the Lima Village National Register Historic District.

The HPC approved the proposed sign based on the design presented. Fran Gotcsik recused herself from the review process as she is a member of the board of the Lima Historical Society.

The sign was funded in-part by a Livingston County First Impressions grant. Interpretation of the code regarding the allowable size of the sign delayed approval and installation.

### **1883-1887 Rochester Street**

The HPC received a request for approval of masonry repointing and cornice installation for renovation of the façade of the Ellis Block, located at 1883-1887 Rochester Street. The application was submitted by building owner Jacob Button. The property is listed on the National Register of Historic Places, a contributing member of the Lima Village National Register Historic District, and included in the Lima Village Historic Overlay District.

Building owners, Jacob and Leta Button, received a Genesee Valley Rural Revitalization grant from the Landmark Society of Western New York and NYS Office of Parks, Recreation, and Historic Preservation (SHPO) for façade renovation. The grant funding required that all plans be reviewed and approved by SHPO and the National Parks Service (NPS). SHPO and NPS approved the 2021 plans prepared by Hargrave Collaborative, Architecture and Engineering, LLC., which were submitted with the grant application.

The HPC reviewed the materials submitted by Mr. Button and approved this portion of the project as outlined in the plans prepared by the architect. Robin Hargrave, RA recused herself from the review decision as she was the architect who prepared the plans for the grant-funded work.

### **1881 Rochester Street**

The HPC received a Review Application from Shawn Fowler for a two-sided projecting, natural wood sign to be erected on an existing pole at 1881 Rochester Street. Mr. Fowler is renting space in the building owned by Jared Cali. The structure is listed on the National Register of Historic Places, a contributing member of the Lima Village National Register Historic District and located in the Village Historic Overlay District.

The HPC had no objections to the proposed sign.